

PLAN COMMISSION MEETING  
JUNE 7, 2016 - 5:00 P.M.

Members Present: Fred Horne, Ron Volkert, David Wilford, Mike Kastens, MaryKay Rice, Jim Zajkowski and Sarah Skinner (ex-officio)

Members Absent: Kyle Hinrichs

Others Present: Tara Van Eperen, Andy Brandel, Dan Licht, Tanya Reigel and Noah Wiedenfeld

Fred Horne called the meeting to order and roll call was taken.

Jim Zajkowski moved to adopt the agenda as presented, seconded by Mike Kastens and carried.

Mike Kastens moved to approve the minutes of the previous meeting on May 3, 2016, seconded by MaryKay Rice and carried.

**Public Hearing**

Fred Horne declared the Public Hearing to discuss the following:

- a) Application for a Conditional Use Permit from Garibaldi's LLC to allow the addition of a 20' x 24' outdoor seating area with a perimeter fence to serve food and alcohol. Property is located at 1621 Dorset Lane Unit 5, and described as EXC 11 T30N R18W PT SW NW; PT RICHMOND HEIGHTS 3RD ADD'N BLOCK 1 (0.840AC) LOT 55 & PT LOT 56 NKA RICHMOND HEIGHTS CENTER CONDO UNIT 1 (1,904 SQ FT) & COMMON ELEMENTS

Dan Licht explained the request for outdoor seating with the inclusion of liquor. The Plan Commission makes the decision on the Conditional Use Permit and the City Council makes the decision regarding the extension of premise for serving alcohol. City Staff recommends approval with the following conditions:

1. Installation of a minimum 4-foot tall fence to completely enclose the beer garden with egress gates as required by the Building Code.
2. The beer garden must be located upon an impervious surface.
3. The beer garden shall be segregated from through vehicle drive lanes by a raised 6 inch concrete curb and from pedestrian circulation by means of temporary fencing.
4. A minimum clear passage zone for pedestrians at the perimeter of the beer garden shall be at least 3 feet without interference from parked motor vehicles, bollards, trees, tree gates, curbs, stairways, trash receptacles, street lights, parking meters, etc. Overstory trees or umbrellas extending into the pedestrian clear passage zone or drive aisles shall have a minimum clearance of 7 feet above grade.
5. No electronically amplified outdoor music, intercom, audio speakers, or other such noise generating devices shall be allowed in the beer garden.
6. Furniture shall be washable, constructed of metal, plastic or other weather resistant materials and maintained in a safe and sanitary condition. Furniture shall not be stored, stacked and/or covered in the beer garden and shall be movable to allow for seasonal changes. One covered trash receptacle matching appearance of other furniture shall be provided for every eight tables.
7. Annual/perennial flowers shall be used to enhance streetscape aesthetics and plant material shall be in containers to allow for movement

Fred Horne declared the Public Hearing closed.

Jim Zajkowski moved to approve the Conditional Use Permit from Garibaldi's with the conditions listed above, seconded by Fred Horne and carried.

**Site Plan & Storm Water Review for ALDI, Inc.**

Dan Licht reviewed the site plan for ALDI, Inc. The site plan complies with all zoning requirements. Sidewalk will be extended on Dorset and a trail along Knowles Avenue to accommodate pedestrian traffic. Staff is recommending approval of the Site Plan and Storm Water Review for ALDI, Inc with the following conditions:

1. The City will undertake improvements to Dorset Lane between the back-of-curb to back-of-curb, with the developer responsible for proportional costs benefiting their property.
2. All signs shall comply with Section 121-44 of the Zoning Ordinance in effect at the time a permit is issued for their construction.
3. All grading, drainage and erosion control issues are subject to review and approval of the Public Works Director.
4. All utility issues are subject to review and approval of the Public Works Director.

The goal for ALDI is to start grading on June 20, 2016 and be open by Thanksgiving. The store will be the same size as the store in Stillwater, MN. Mike Kastens moved to approve the Site Plan and Storm Water Review for ALDI, Inc., seconded by David Wilford and carried.

**Sign Ordinance Update**

Noah Wiedenfeld gave an update on the Sign Ordinance. There was discussion regarding sign permit fees. Staff is recommending a flat fee of \$75 plus \$10 per additional sign. Other municipalities charge a flat fee and currently the City charges a percentage of the cost of the sign. Sandwich board signs would be allowed, one per business with no permit fee required. There was also discussion regarding temporary signs. If every business had a temporary sign, it would look very cluttered. There are also traffic concerns with too many temporary signs. Further discussion followed. Mike Darrow will have a walking tour on Thursday, June 16, 2016 at 1:00 p.m. to look at signs around the City. No action was taken.

**Communications & Miscellaneous**

None

MaryKay Rice moved to adjourn the meeting, seconded by Mike Kastens and carried.

Meeting adjourned at 5:27 p.m.

Tanya Reigel  
City Clerk